

REGULAR MEETING

BELMONT REDEVELOPMENT AGENCY

Tuesday, August 13, 2002, 7:30 P.M.

CALL TO ORDER – 7:30 P.M.

ROLL CALL

Directors Present: Metropulos, Cook, Wright, Bauer, Warden

Directors Absent: None

Staff Present: Executive Director Kersnar, Agency Attorney Reubens, Deputy Agency Secretary Harrington

PLEDGE OF ALLEGIANCE led by Deputy Agency Secretary Harrington.

PUBLIC/DIRECTORS COMMENTS

Chair Warden invited comments on anything not on the Redevelopment Agency Agenda. There was no response.

CONSENT CALENDAR

Chair Warden announced and explained the Consent Calendar and invited removal of any item not on the agenda for separate consideration. Chair Warden requested that agenda item no. 7 (Blair Sign item) be removed for separate consideration.

Moved by D.Cook, seconded by D.Wright, and approved unanimously, by show of hands to adopt as amended:

MEETING MINUTES ADOPTED

Minutes approved were those dated: Regular Meeting Minutes for July 23, 2002.

WARRANTS ADOPTED

Warrants dated July 19, 2002 in total amount of \$278,543.29, and dated August 2, 2002 in total amount of \$466.18.

RESOLUTION APPROVED ON CONSENT CALENDAR

Resolution No. 401 Approving a Professional Service Agreement with Fehr & Peers Associates, Inc. for an Engineering Study of Existing Traffic Conditions and Circulation in the Harbor Industrial Area for an amount not to exceed \$7,730.

End of Consent Calendar items

RESOLUTION CONSIDERED OFF CONSENT CALENDAR

Consideration of a Resolution approving a Professional Services Agreement with Blair Signs for Fabrication and Installation of the Northside Gateway Wall sign for an amount not to exceed \$7,142.

Public Works Director Davis stated city staff obtained permission from Woodmont Associates to install a sign reading City of Belmont on the northside gateway wall. He stated illuminating the sign would be expensive but it could be considered by the Directors.

Director Bauer stated the sign implied that Belmont started on El Camino Real, when it really began a few blocks east.

Council discussion ensued on the history of this project.

Mrs. Barbagelatta, 819 Holly Road stated Blockbuster would plant white roses behind the fence, if the signage was approved. She encouraged approval of the Resolution.

Action: on Motion by D. Bauer, seconded by D. Cook and approved unanimously, by a show of to adopt:

RDA Resolution No. 402 approving a Professional Services Agreement with Blair Signs for fabrication and installation of the North side Belmont Gateway Sign for an amount not to exceed \$7,142, City Contract Number 413C.

ADDITIONAL BUSINESS

Harbor Industrial Area Status Report.

Mr. Williams Consultant, stated he made a conceptual proposal to the HIA in March and considerable staff work was needed to create the details for the proposal. He stated that ongoing staff work included potential zoning ordinance revision, flood control improvement and how to cost share with San Carlos, sewer issues, and a traffic study. Mr. Williams stated this information would be compiled by the end of the year to present to the

Redevelopment Agency and to the Harbor Industrial Area representatives early next year.

In response to D. Bauer's question regarding San Carlos redirecting the flow of the sanitary sewer, Public Works Director Davis stated Belmont would have to build a connector to a line at a substantial cost to the City to separate our system from San Carlos.

Mr. Williams stated that the most optimistic timeframe for completing the annexation agreement would be the middle of next year, if everything fell into place.

Discussion of Low and Moderate Income Housing Fund - Project Prioritization.

Community Development Director Ewing stated the LMI fund had a current balance of \$4 million with expectations of \$1.1 million added annually, plus a one time repayment of \$450,000. He stated charges against the fund include annual administrative charges, Debt Service, and contracts for various programs.

Potential new programs that might receive funding include: Emmett House, 1365 Fifth Avenue, 1055 Sixth Avenue, Ralston Village and Notre Dame de Namur affordable housing.

In response to D. Warden, Community Development Director Ewing stated that if the Redevelopment Agency were to end while there were outstanding subsidies for low income housing, the State could ask the City to seek other sources of income, but there is no mandate. The units could return to market rate units. He stated units could be created under a covenant and the owner would be required to keep them as LMI Housing under the contract.

D. Wright asked how IMI housing would work at Notre Dame de Namur University. Community Development Director Ewing stated the City would receive a Proforma, which breaks out their costs and the cost to rent. That rent would be compared against the rent that would be deemed affordable for a household of two. The City would pay the difference between the affordable rent and the market rent. It worked out to approximately \$1,400 a month per unit.

Community Development Director Ewing stated the projects would return as they occurred.

D. Cook, suggested planning for the 1365 Fifth Avenue site before it is vacated by the Fire Department.

D. Warden suggested adding it to the priority list.

ADJOURNMENT 8:10 p.m.

George Metropulos

Agency Secretary Pro Tem

Meeting Tape Recorded and Video taped

Tape No. 532